



3/12, Pepper Place, Edinburgh, EH16 4BB

Light and Tastefully Presented, One-Bedroom, Second-Floor Flat

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Property Description

Light and tastefully presented, one-bedroom, second-floor flat, with a view of Arthur's Seat, forming part of a traditional stone-built tenement. Located in the popular Duddingston area, south east of Edinburgh city centre.

With good shopping and transport links, an ideal starter home or buy-to-let.

Comprises: an entrance hallway, a living/dining room and kitchen, a double bedroom, and a bathroom.

Finished in light neutral decor, with a modern kitchen and bathroom, plus appliances and furnishing available for inclusion in the sale by negotiation. In addition, there are tall ceilings, gas central heating, double glazing, a shared yard to the rear and a secured entry system.

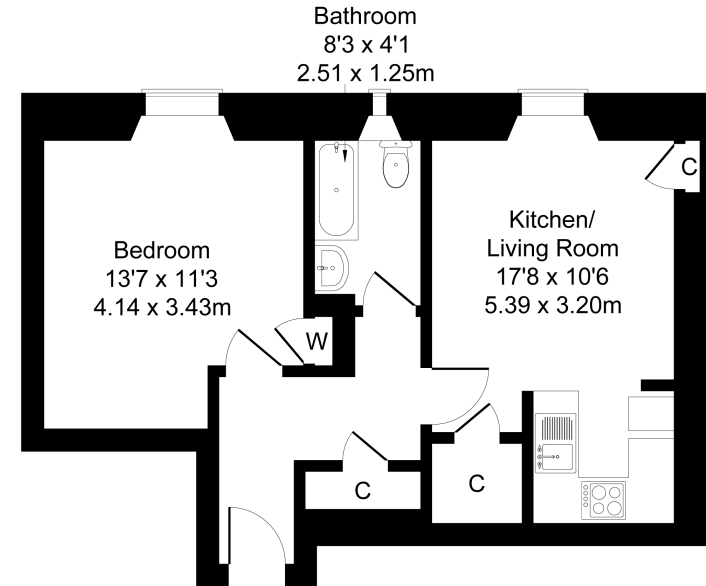
A welcoming entrance hallway provides access to all rooms and features soft carpeted flooring that continues throughout much of the property, creating a warm and inviting feel. The spacious living room is bright and comfortable, offering ample room for both relaxation and dining. It benefits from a large window that floods the space with natural light, neutral décor that complements a variety of furnishings, and two built-in storage cupboards that provide excellent practicality. The carpeted flooring and central light fitting enhance the cosy yet versatile atmosphere, making it an ideal space for entertaining guests or unwinding at the end of the day. The kitchen is well-appointed with wood-effect flooring, stone-effect worktops, a tiled splashback surround, and a sink with a drainer. Included appliances consist of a washing machine, fridge/freezer, and a cooker with an electric hob – everything needed for convenient everyday living.

The bedroom is generously sized and continues the home's light and neutral theme. It features a built-in wardrobe offering excellent storage and a large window that allows plenty of natural light to fill the room, creating a bright and peaceful setting perfect for rest and relaxation. Completing the property, the modern fitted three-piece bathroom includes wood-effect flooring, a stone-effect and tiled splashback surround, and a shower over the bath, adding a contemporary touch to this well-presented home.



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Approximate Gross Internal Area: (452 sq ft - 42 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Duddingston is a highly desirable residential area to the east of Edinburgh city centre, offering a wide variety of local amenities. Major supermarkets such as Morrisons, Sainsbury's, Aldi and ASDA are easily accessible, while Fort Kinnaird provides an extensive choice of high-street shopping and dining. Nearby Portobello High Street features a lively mix of independent cafes, shops, and services, including a butcher, fishmonger, bakery and greengrocer. Portobello Beach and its popular promenade offer scenic coastal walks and outdoor leisure, while Holyrood Park, Arthur's Seat,

Duddingston Loch and Figgate Park provide further green spaces and natural beauty. Portobello Leisure Centre includes swimming pools, a spa, Turkish baths, a gym and fitness facilities. The area is served by highly regarded schools, excellent road links via the A1, and frequent public transport services to the city centre and beyond.





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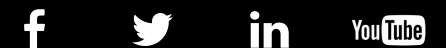
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